File No.HOU01-SHCL0SINF/17/2022-RUH

GO MS/7/2022/HOU01-Housing

GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Housing Department - APSHCL - "Navaratnalu–Pedalandariki Illu" (NPI) Programme - Modalities to be followed for construction of houses under NPI for Option–III beneficiaries – Accorded – Orders - Issued.

HOUSING (R&UH.A2) DEPARTMENT

G.O.Ms.No. **Dated:22/10/2022**

Read the following:-

1. G.O.Ms.No.09, Housing (R&UH.A2) Department, dated:02.12.2022.
2. G.O.Ms.No.01, Housing (R&UH-A2) Department, dated:23.03.2022.
3. From the Managing Director, Andhra Pradesh State Housing Corporation Limited, Letter No.698/APSHCL/Option-3 houses/Urban/2022, dated:22.08.2022.

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O R D E R :-

Whereas, the Government of Andhra Pradesh, in the G.O. 1st read above have issued operational guidelines for construction of 28.30 lakh houses under "Navaratnalu–Pedalandariki Illu" (NPI) Scheme; and in the G.O. 2nd read above have issued orders on the State's contribution towards construction of a house, over and above the Government of India's Assistance as Rs.45,000/- in ULB areas; and Rs.15,000/- in UDA areas.

2) Whereas, the Managing Director, Andhra Pradesh State Housing Corporation Limited (APSHCL), in the letter 3rd read above, has requested the Government for approval of Modalities being followed in construction of Houses under Option-III of Government's Flagship Programme of "Navaratnalu-Pedalandariki Illu".

3) The Government, after careful and detailed examination of the facts and circumstances reported by the Managing Director, APSHCL in the reference 3rd read above, hereby accord permission for construction of houses under NPI for Option–III beneficiaries with the following modalities being implemented with respect to the 'facilitation of construction of houses of beneficiaries by ULB/UDA:-

- Option regarding the mode of construction and assistance needed (if any) was taken from the beneficiaries of PMAY -YSR (Urban) Housing scheme by the Volunteers. Pursuant to the activity, 3.27 lakh members have given their choice voluntarily that construction of the house be facilitated by ULB/UDA. Same methodology will be followed in future sanctions also.

- Subsequently, the Heads of ULB's/ UDA's were instructed to form the beneficiaries into groups of appropriate sizes with the help of Secretariat staff.

- Suitable manpower agencies/ masons/ labour contractors are identified by the ULB/ UDA/ Housing staff who are responsible for providing labour support for construction of houses of the grouped beneficiaries.

- Proposed method of execution of Option-III houses through Head Masons by forming beneficiary groups with 10 to 20 beneficiaries in each group has been explained in detail during the Review meeting held by Hon'ble Chief Minister on 23.08.2021. Instructions were issued, accordingly, for grounding and execution of Option-III houses through the above-mentioned procedure.

- Beneficiaries and the Head Mason/ Labour Contractor will conduct internal meeting and will finalise the modalities for construction and enter an MOU. The MoU will emphasize the tie up of the group with the construction agency/ head mason and agree that, out of the amount to be given to the beneficiary by the Government (Unit cost of Rs.1.8 lakh + Financial support of Rs.0.35 lakh: Total= Rs.2.15 lakh), suitable amount pertaining to labour component of construction of house (apart from the material to be provided by APSHCL to the beneficiary) will be transferred to the Labour Contractor/ Head Mason based on the progress of the work.

- The beneficiaries shall open individual accounts in a designated Bank. The Head Mason/ Labour Contractor shall also open an Account in the same designated Bank. At present ICICI Bank has agreed for above system. As such, both beneficiaries and the Bank authorities will give their consent on the MOU and keep one copy with them. Further, the Punjab National Bank and Union Bank have also agreed in principle to open individual beneficiary SB Accounts.

- Rs.35,000/- financial assistance is also to be deposited into the above mentioned designated Account by the beneficiary through the concerned Village/ Ward Secretariat. The amount shall be utilised only for construction of the house sanctioned and the same shall be transferred to the Mason/ agency depending upon the utilisation of the material provided by APSHCL/ beneficiary for upgrading the stage of construction.

- The payment will be made to the beneficiaries and the beneficiary will give an undertaking to the concerned Bank for remitting the bill amount to Head Mason/ Labour Contractor account from his/ her account.

- All the materials viz. Cement, Steel and other building materials will be issued to the beneficiaries as per their requirement. The same shall be utilised in construction of the house by utilising the manpower for construction provided by the Labour Contractor/ Head Mason for construction of the house. Cost of the materials will be adjusted in the stage wise payments fixed for the respective stage.

- Exclusive Engineering Assistants/ Ward Amenities Secretary are allotted @ one for minimum of 1000 beneficiaries in the layout and he/ she will oversee all the pre and post construction activities in the layout tagged to him/ her.

- Temporary godowns will be constructed in big layouts to store the materials to be issued to the beneficiaries. Brick units are established in the large layouts only by the agencies themselves to reduce the cost of construction.

- Input costs of other materials are also being negotiated at the District-level under the guidance of District Collectors which is aimed to bring down the unit cost of

construction of the houses.

4) The Managing Director, A.P. State Housing Corporation Limited, Vijayawada shall take necessary further action in the matter, accordingly.

5) This order issues with the concurrence of the Finance Department vide Finance U.O.No:FIN01-FMU0PC(FH)/34/2022-FMU-WDCWLETFH(Comp.No.1835327), dated: 12.09.2022.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

AJAY JAIN I A S,
SPL.CS(AJ), SECRETARY TO GOVT(HOUSING)-HOU01

To
The Managing Director,
A.P. State Housing Corporation Limited,
Auto Nagar, Vijayawada, Krishna District.

Copy to:-
The Additional Secretary to the Hon'ble Chief Minister.
The OSD to the Hon'ble Minister (Housing).
The PS to Chief Secretary.
The PS to Special Chief Secretary to Government (Housing).
The Finance Department.
The General Administration (Cabinet.I) Department.
All the concerned through the MD, APSHCL, Vijayawada.
Sf /Scs (Comp.No.1822107).

//FORWARDED :: BY ORDER//

SECTION OFFICER